095.0	0005	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,600 / 689,600
					USE VALUE:	689,600 / 689,600
					ASSESSED:	689,600 / 689,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN RICHARD P
Owner 2:	SULLIVAN MARILYN A
Owner 3:	
Street 1:	167 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN RICHARD P -
Owner 2:	SULLIVAN MARILYN A -
Street 1:	167 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2243

NARRATIVE DESCRIPTION

This parcel contains 7,214 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1485 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7214.000	243,200	900	445,500	689,600
Total Card	0.166	243,200	900	445,500	689,600
Total Parcel	0.166	243,200	900	445,500	689,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.38 | /Parcel: 464.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62586
GIS Ref:
GIS Ref:
Insp Date: 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0005-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,200	900	7,214.	445,500	689,600	689,600	Year End Roll	12/18/2019
2019	101	FV	206,500	0	7,214.	445,500	652,000	652,000	Year End Roll	1/3/2019
2018	101	FV	206,500	0	7,214.	381,900	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	206,500	0	7,214.	356,400	562,900	562,900	Year End Roll	1/3/2017
2016	101	FV	206,500	0	7,214.	305,500	512,000	512,000	Year End	1/4/2016
2015	101	FV	205,600	0	7,214.	273,700	479,300	479,300	Year End Roll	12/11/2014
2014	101	FV	205,600	0	7,214.	253,300	458,900	458,900	Year End Roll	12/16/2013
2013	101	FV	217,300	0	7,214.	241,500	458,800	458,800		12/13/2012

!7832!

PRINT

Date	Time
12/10/20	22:26:16

LAST REV

Date	Time
06/20/19	15:57:38

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEPARD JOHN	30485-44		7/30/1999	Family	299,500	No	No		
	9171-6		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	62586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2009	878	Add Bath	3,000					
9/14/2009	839	Redo Bat	12,000					
3/8/2005	138	Manual	2,500					replace front door
5/9/2003	343	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
10/16/2018	Inspected	BS	Barbara S
2/19/2009	Meas/Inspect	163	PATRIOT
10/5/2005	Fieldrev-Chg	BR	B Rossignol
12/2/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7214		Sq. Ft.	Site		0	70.	0.88	4									445,493						445,500	

Total AC/HA: 0.16561 | Total SF/SM: 7214 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,493 | Spl Credit | Total: 445,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	101522
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298731
Depreciation:	55564
Depreciated Total:	243167

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

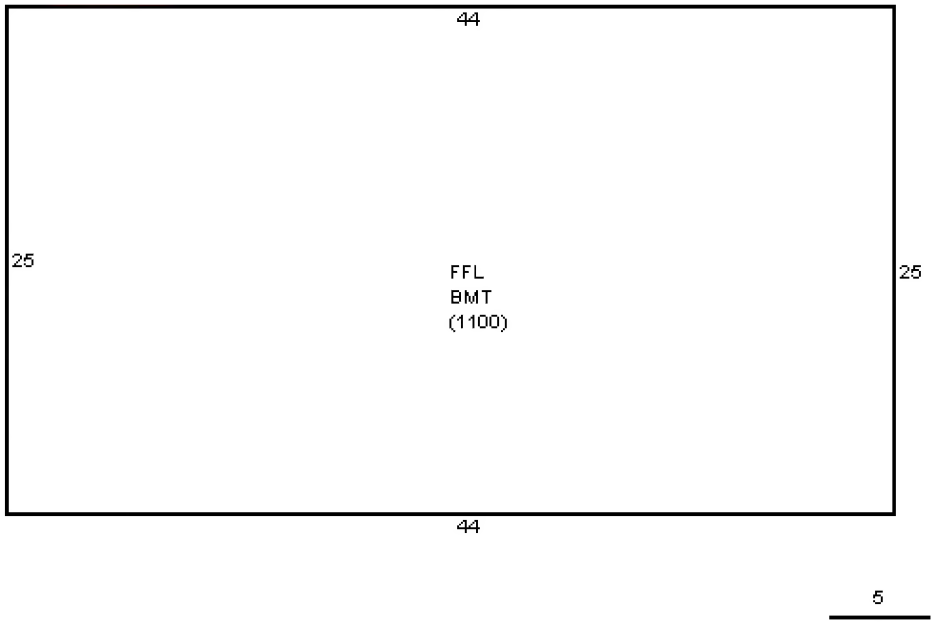
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.60
Special Features:	0	Val/Su Net:	110.55
Final Total:	243200	Val/Su SzAd	221.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	51.680	56,847
FFL	First Floor	1,100	127.600	140,363

Net Sketched Area:	2,200	Total:	197,210
Size Ad	1100	Gross Are	2200	FinArea	1485
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	35	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0005-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X20	A	AV	2000	3.42	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc